

Amsterdam 43903

ZIP code · OH · Ohio · Carroll County · Amsterdam

BALANCED MARKET

\$119K

MEDIAN SALE PRICE

+209.4%

1-YR CHANGE

20

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

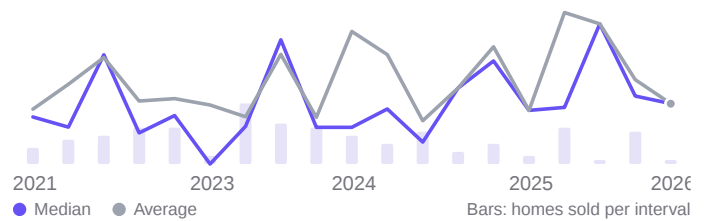
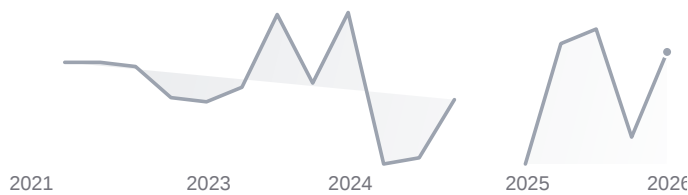
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$100K · Average \$100K

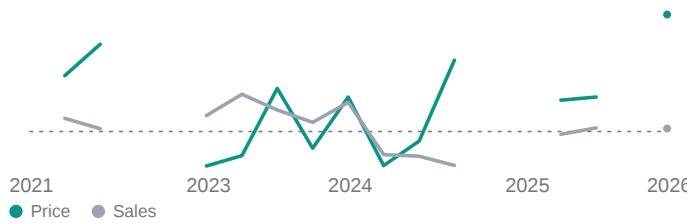


Growth (year over year)

Price +209.4% · Sales +5.3%

Price per square foot

\$101/ft²

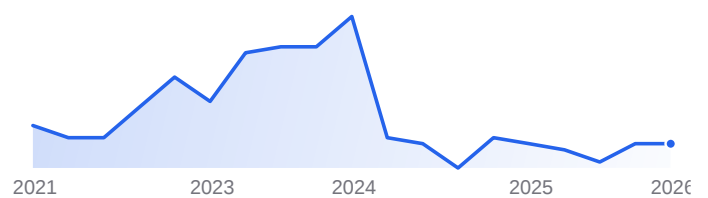


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

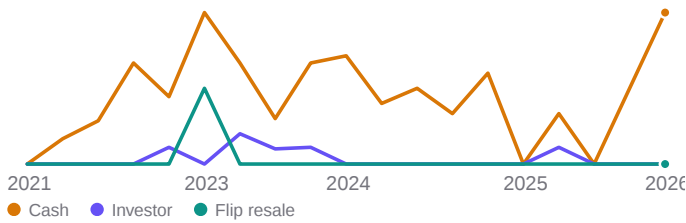
2.1%



BUYERS & OUTCOMES

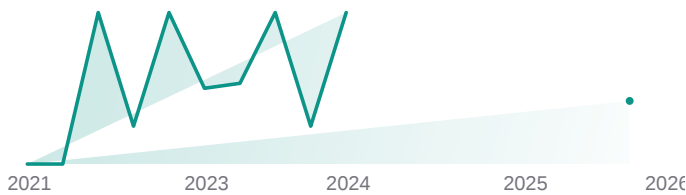
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



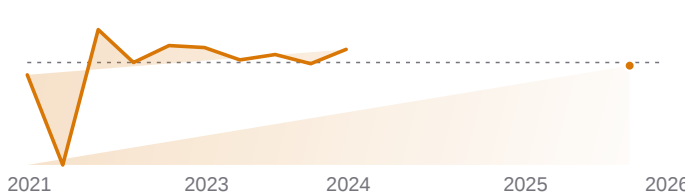
Sellers who sold at a gain

42%



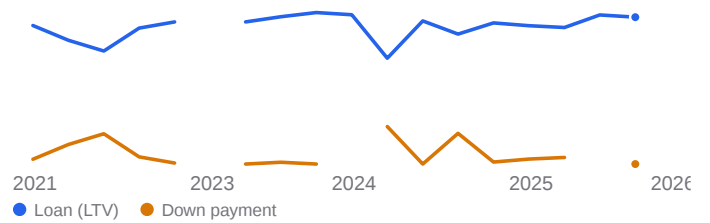
Median annualized return at resale

-1.7%



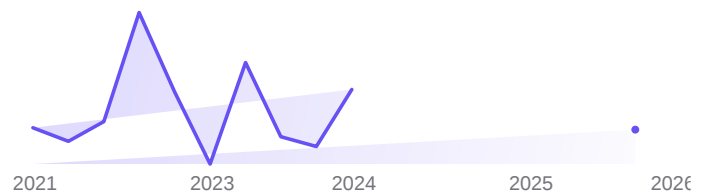
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 1.8%



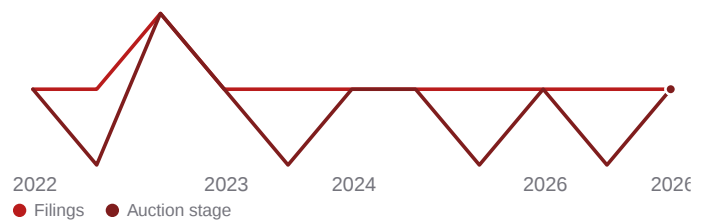
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	955
Median value (AVM)	\$140K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1961
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.3%
Owner occupied	66%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,738
Density	44 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	29
Homes occupied	88%
Bachelor's or higher	6%
Poverty rate	9.2%
Unemployment	1.4%
Average temp	51°F
Annual precip	40 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.